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CD84-27Z/VA84-45Z

FILE:

CP03-0019

DATE: June 11, 2003
TO: RECORD/FILE/APPLICANT
FROM: Chad G. Brown, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP03-0019 For Project No. CD84-27Z/VA84-45Z
APPLICANT: Premier Hotels/Ramada Ltd.

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Zoning Administrator.

The proposed changes are as follows:

Major remodel to the existing 46-unit motel referred to as the Sunset Beach Inn, located between Pacific Coast Highway and North Pacific Ave at 17205 Pacific Coast Highway. The plan includes changes to the exterior elevations on both PCH and North Pacific. The number of guest units remains the same at 46 and one manager unit; and, the number of parking spaces remains the same at 48.

The proposed remodeling creates a total of 1,170 square feet of new interior floor area. The increase is from the revised roofline and does not penetrate the existing building footprint. This is an increase of 6 percent to the building's existing 29,308 square feet. Since the additions are less than 10 percent, a new Coastal Development Permit is not required. The Sunset Beach LCP Review Board reviewed this project and recommended approval at their May meeting.

The following details the major interior changes:

Ground floor/parking level

1. Remodel and increase the size of the entry foyer on PCH, resulting in the loss of one parking space.
2. Add enhanced paving in the parking area around the entry foyer.
3. Add one new parking space under the new main floor stairs that access North Pacific.
4. Add new 3 feet to 10 feet high "wave" screen wall along the PCH building frontage.
5. Add new "RAMADA" sign on the screen wall.

Main floor level

1. Replace existing stairway from parking level to upper floor with new grand stairway to all floors.
2. Remodel lobby/reception area.

3. Convert existing manager's unit to new guest unit 101.
4. Convert existing guest unit 117 to new manager's unit.
5. Enlarge exterior balconies on the guest units facing North Pacific.
6. Revise and enlarge the stairway leading to North Pacific.

Upper floor level

1. Modify the roofline and create additional floor area in guest units 201, 216, 217, 218 and 219.
2. Create a new outside deck area for guest unit 202.
3. Convert existing storage area, hall and old stairwell into new exercise room.
4. Create new floor space for a breakfast room area measuring 18 feet by 40 feet.
5. Relocate and enlarge laundry room within existing floor space.
6. Create new floor space for an 18 feet by 17 feet conference room.

Roof level

Create a new 85 feet by 65 feet roof sun deck area including: new stairway and elevator from upper floor area, seating areas and tables, overhead trellis, possible water feature, furniture storage building and screen wall around the sun deck.

CONDITIONS:

1. Prior to the issuance of a building permit for the new roof deck structures, the Manager, Building Permits shall verify the new roof structures do not exceed a height of 35 feet as measured from a point two (2) feet above the centerline of Pacific Coast Highway.
2. The proposed RAMADA sign may be illuminated internally or externally. A building permit for this sign may be required.

(signed original on file)

Chad G. Brown

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.